



PLANNING COMMISSION AGENDA

ADDENDUM

Wednesday, August 8, 2007
6:30 p.m. Regular Meeting

Council Chambers, City Hall Wing
200 East Santa Clara Street
San Jose, California

7. GOOD AND WELFARE

- f. Election of Planning Commission Officers:
 - 1. Election of Planning Commission Chair
 - 2. Election of Planning Commission Vice Chair



PLANNING COMMISSION AGENDA

Wednesday, August 8, 2007

*5:00 p.m. STUDY SESSION
Street and Easement Vacation Process
Tower Room # 332*

6:30 p.m. Regular Meeting

Council Chambers

First Floor, City Hall Wing

200 East Santa Clara Street
San José, California

Xavier Campos, Chair
James Zito, Vice-Chair

Lisa Jensen Ash Kalra
Matt Kamkar Randi Kinman
Christopher Platten

Joseph Horwedel, Director
Planning, Building and Code Enforcement

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good evening, my name is **Xavier Campos** and I am the Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of **Wednesday, August 8, 2007**. Please remember to turn off your cell phones and pagers. Parking ticket validation machines for the garage under City Hall are located at the rear of the Chambers. If you want to address the Commission, **fill out a speaker card (located on the table by the door, on the parking validation table at the back, and at the bottom of the stairs near the Audio-Visual Technician. Deposit the completed card in the basket near the Planning Technician. Please include the agenda item number (not the file number) for reference. Example: 4a, not PD06-023.**

The procedure for this hearing is as follows:

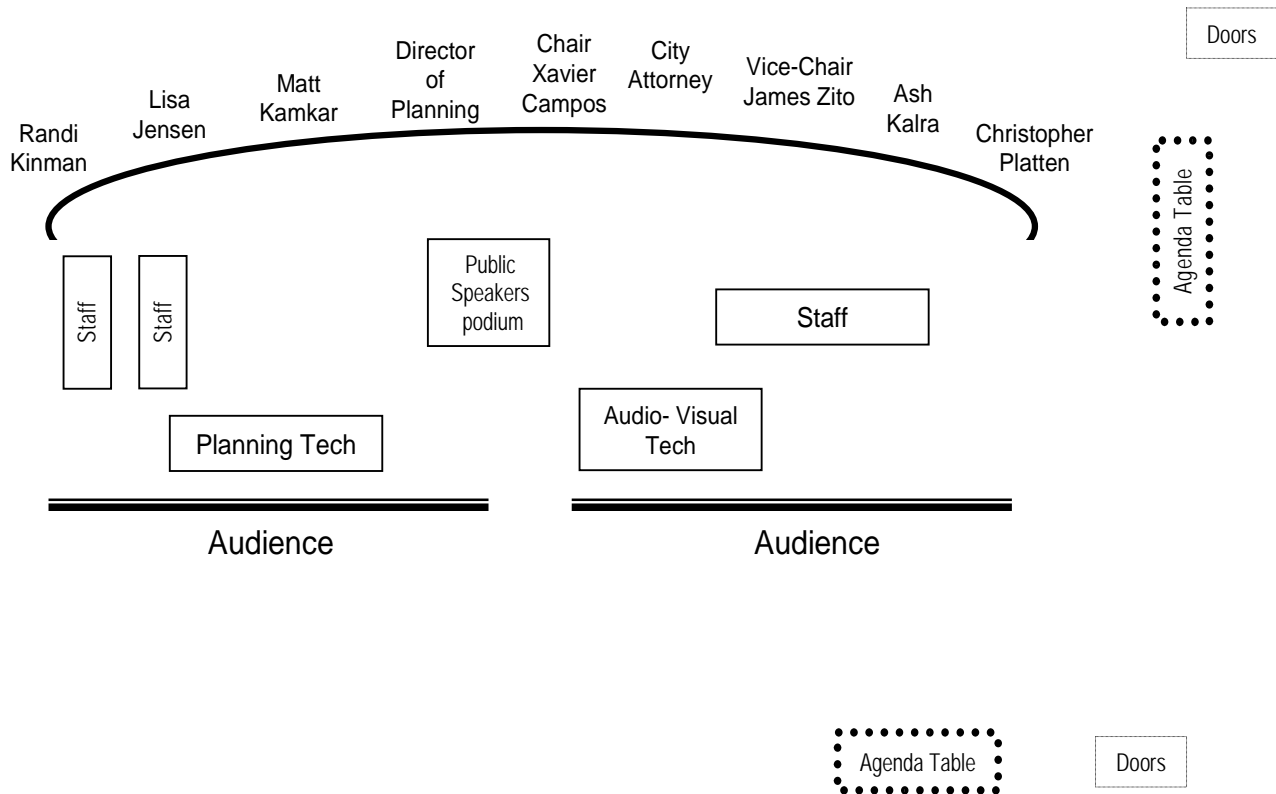
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is advisory only to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

Note: If you have any agenda questions, please contact Olga Guzman at olga.guzman@sanjoseca.gov

The Planning Commission is a seven member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San José Planning Commission generally meets every 2nd and 4th Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at www.sanjoseca.gov/planning/hearings/planning_com.asp.

Audio for the Planning Commission hearings are recorded and broadcast live. To listen to live audio broadcast or to listen to past hearing recordings go to the Internet website: http://sanjose.granicus.com/ViewPublisher.php?view_id=17#planningCommission.

If you have any questions, please direct them to the Planning staff at (408) 535-7800. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

AGENDA

ORDER OF BUSINESS

1. ROLL CALL

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

- a. Consideration of Planning Commission Agenda management and length of public hearing concerns and determination on whether to proceed with remaining agenda items past 11:00 p.m., continue this hearing to a later date certain, or defer remaining items to the next regularly scheduled Planning Commission meeting date. To be heard by the Planning Commission no later than 11:00 p.m.
- b. **PDC05-114**. Planned Development Rezoning from CO(PD) Commercial Office Planned Development, LI Light Industrial, and CG Commercial General Zoning Districts to A(PD) Planned Development Zoning District to allow up to 460 single-family attached residences and 20,000 square feet for retail commercial uses on a 2.4 gross acres site, located on the southwest corner of North 1st Street and Century Center (1733 N 1ST ST) (James Schmidt Et Al, Owner). Council District 3. SNI: None. CEQA: NSJ EIR Resolution No.72768, and Addenda thereto.

DEFER TO 8/22/07

- c. **PDC06-094**. Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 250 single-family attached residences in three-story buildings constructed on a podium on a 4.4 gross acre site, located at the southwest corner of Cinnabar Street and Stockton Avenue (345 Stockton Avenue) (381 Stockton LLC, Owner; Morrison Park Homes LLC, Developer). Council District: 6. SNI: None. CEQA: Draft Mitigated Negative Declaration. Deferred from 6/27/07 and 7/18/07.

DEFER TO 8/22/07

- d. **CP07-025**. Conditional Use Permit Renewal to allow an existing public eating, drinking, and entertainment establishment and late night use until 2:00 a.m. daily in the DC Downtown Primary Commercial Zoning District. Britannia Arms, located at 173 W. Santa Clara Street. (The Farmers Union, owner). Council District 3. SNI: None. CEQA: Exempt. Deferred from 6-27-07.

DEFER TO 8/22/07

3. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. **CP06-058.** Conditional Use Permit to allow childcare use to accommodate up to 12 children at an existing 2,073 square-foot single-family residence on a 0.21 gross acre site in the R-1-8 Single Family Residence Zoning District, located on the west side of Spar Avenue, approximately 130 feet northerly of Olin Avenue (383 SPAR AVENUE) (Mr. Ali Zahabi, Owner). Council District: 1. SNI: None. CEQA: Exempt.

Staff Recommendation:

Approve a Conditional Use Permit to allow childcare use to accommodate up to 12 children at an existing 2,073 square-foot single-family residence as recommended by Staff.

- b. **CP07-006.** Conditional Use Permit to allow installation of a wireless communication antennas atop an existing 127-foot PG&E lattice tower and 256-square foot enclosure for associated equipment cabinets on a 9.1 gross acre site in the R-M Multiple Residence Zoning District, located on the southeast corner of Kooser Road and Camden Avenue (1580 KOOSER ROAD) (Arbor Apartments Associates, Owner). Council District: 9. SNI: None. CEQA: Exempt.

Staff Recommendation:

Approve a Conditional Use Permit to allow installation of a wireless communication antennas atop an existing 127-foot PG&E lattice tower and 256-square foot enclosure for associated equipment cabinets as recommended by Staff.

- c. **CP07-037.** Conditional Use permit to allow a residential sorority in the existing University Club on a 0.32 gross acre site in the R-M Zoning District, located at the southeast corner of E. San Salvador Street, (DELTA SIGMA Of ALPHA OMICRON PI, Tracy Bills). Council District: 3. SNI: University. CEQA: Exempt.

Staff Recommendation:

Approve a Conditional Use permit to allow a residential sorority in the existing University Club as recommended by Staff.

- d. **CP07-015**. Conditional Use Permit to allow a wireless communications monopole and associated ancillary equipment cabinets, to continue to operate with no change proposed on a 0.06 gross acre site in the IP Industrial Park Zoning District, located approximately 640 feet from the northwesterly terminus of Olinder Court (Stephen Dypvik, Owner). Council District: 7. SNI: None. CEQA: Exempt.

Staff Recommendation:

Approve a Conditional Use Permit to allow a wireless communications monopole and associated ancillary equipment cabinets, to continue to operate with no change proposed as recommended by Staff.

The following items are considered individually.

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. **SP04-044**. Appeal of the Planning Director's Decision to Approve a Special Use Permit for reinstatement of a legal non-conforming residential use in an existing multi-family attached residential building containing eight dwelling units on a 0.16 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of North 15th Street approximately 200 feet north of E. St. John Street (140 N. 15th Street) (Carlos and Lidia Bernardo, Et Al, Owner). Council District: 3. SNI: 13th Street. CEQA: Exempt.

Staff Recommendation:

Uphold the Director's Decision to Approve a Special Use Permit for reinstatement of a legal non-conforming residential use in an existing multi-family attached residential building containing eight dwelling units as recommended by Staff.

- b. **C07-005**. Conventional Rezoning from R-2 Two-Family Residence Zoning District to R-M Multiple Residence District on a 0.2 gross acre site, located on the southeast corner of Highway 280 and South 11th Street (868 South 11th Street) (Margarita O. Delgado et al, Tamara Alabastro, Owners; Bruce Williams, Developer). Council District: 3. SNI: Spartan/Keyes. CEQA: San José 2020 General Plan EIR Resolution No. 65459. Continued from 6-11-07 and deferred from 6/27/07.

Staff Recommendation:

Consider the Environmental Impact Report in accordance with CEQA. Recommend to the City Council approval of a Conventional Rezoning from R-2 Two-Family Residence Zoning District to R-M Multiple Residence District as recommended by Staff.

- c. **CP07-007**. Conditional Use Permit to allow the operation of a private daycare center and a private school (kindergarten through sixth grade) and a shared parking agreement with an existing church on a 2.96 gross acre site in the R-1-8 Single Family Residence Zoning District located on the south side of Foxworthy Avenue, approximately 320 feet west of Almaden Expressway (Central Church of Christ of San José: Owner). Council District: 6. SNI: None. CEQA: Exempt.

Staff Recommendation:

Approve a Conditional Use Permit to allow the operation of a private daycare center and a private school (kindergarten through sixth grade) and a shared parking agreement with an existing church as recommended by Staff.

5. **PETITIONS AND COMMUNICATIONS**

- a. Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:
- 1) Responding to statements made or questions posed by members of the public; or
 - 2) Requesting staff to report back on a matter at a subsequent meeting; or
 - 3) Directing staff to place the item on a future agenda.

6. **REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

7. **GOOD AND WELFARE**

- a. Report from City Council
- b. Commissioners' report from Committees:
- 1) Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).
 - 2) Coyote Valley Specific Plan (Platten).
 - 3) Parks Funding Subcommittee (Zito).
- c. Discussion of Envision San José 2040 General Plan Update Process.
- d. Review of synopsis.
- e. Consider study session dates and/or topics.

8. **ADJOURNMENT**

2007 PLANNING COMMISSION MEETING SCHEDULE

Date	Time	Type of Meeting	Location
January 31	6:30 p.m.	Regular Meeting	Council Chambers
Mon. February 12	6:30 p.m.	Regular Meeting	Council Chambers
February 28	6:30 p.m.	Regular Meeting	Council Chambers
March 14	5:00 p.m.	<i>Study Session</i> <i>Coyote Valley Specific Plan EIR</i>	T-332
March 14	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
March 28	5:00 p.m.	<i>Study Session</i> <i>Meeting Procedures and Commission Role</i>	T-332
March 28	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
April 11	5:00 p.m.	<i>Study Session</i> <i>Early Public Outreach for General Plan Update</i>	T-332
April 11	6:30 p.m.	Regular Meeting	Council Chambers
April 25	5:00 p.m.	<i>Study Session</i> <i>Level of Service Policy</i>	T-332
April 25	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
May 2	5:00 p.m.	<i>Study Session</i> <i>Review Capital Improvement Program</i>	T-1654
May 2	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
May 16	6:00 p.m.	<i>Study Session</i> <i>Sunshine Reform Task Force Recommendations</i>	T-332
May 16	6:30 p.m.	Regular Meeting	Council Chambers
May 30	5:00 p.m.	<i>Study Session</i> <i>Economic Development/Retail Strategy</i>	T-332
May 30	6:30 p.m.	Regular Meeting	Council Chambers
Mon., June 11	6:30 p.m.	Regular Meeting	W-118 / 119 / 120
June 27	5:00 p.m.	<i>Joint Study Session w/Parks Commission</i> <i>Riparian Corridor issues</i>	W-120
June 27	6:30 p.m.	Regular Meeting	Council Chambers
July 18	6:30 p.m.	Regular Meeting	Council Chambers
August 8	5:00 p.m.	<i>Study Session</i> <i>Street and Easement Vacation Process</i>	T-332
August 8	6:30 p.m.	Regular Meeting	Council Chambers
August 22	6:30 p.m.	Regular Meeting	Council Chambers
September 12	6:30 p.m.	Regular Meeting	Council Chambers
September 26	6:30 p.m.	Regular Meeting	Council Chambers
October 10	6:30 p.m.	Regular Meeting	Council Chambers
October 24	6:30 p.m.	Regular Meeting	Council Chambers
November 7	6:30 p.m.	Regular Meeting	Council Chambers
November 14	6:30 p.m.	Regular Meeting	Council Chambers
November 28	6:30 p.m.	Regular Meeting	Council Chambers
December 5	6:30 p.m.	Regular Meeting	Council Chambers